

LOCATION MAP



- NOTES
1. PROPOSED LAND USES AS FOLLOWS:
SINGLE FAMILY RESIDENTIAL (10.5 ACRE AND LARGER LOTS)
 2. ALL PROPOSED STREETS SHALL BE PRIVATE. A COMMON AREA AND UTILITY EASEMENTS.
 3. NO EXISTING OR PROPOSED ZONING OF THIS TRACT.
 4. THE VILLAGE GREEN IS NOT LOCATED IN THE F.E.M.A. 100 YEAR FLOOD PLAIN.
 5. SEWAGE DISPOSAL BY PRIVATE SEPTIC SYSTEMS.
 6. THIS P.O.A.D.P. REVISES THE PREVIOUSLY APPROVED P.O.A.D.P. OF THE SAME NAME P.O.A.D.P. NO. 593.
 7. THE REVISION TO THE PREVIOUSLY APPROVED P.O.A.D.P. WAS TO UNIT 3 ONLY.
 8. THE 50' STREET RIGHTS-OF-WAY LOCATED IN LOTS 42A & 67 BLOCK 12 ARE FOR FUTURE STUBOUTS AND WILL BE NAMED AT THE TIME OF CONSTRUCTION.

143 ACRES

PLAN HAS BEEN ACCEPTED BY
COSA
1-9-01 593-A
(date) (number)
If no plans are filed, plan will expire
On 7-11-03
1st filed filed on

02 JAN -4 PM 1:35
CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING

No.	Date	REVISIONS
1	7/31/01	REVISED LOT LAYOUT FOR UNIT 3 AS REQUESTED BY DEVELOPER
2	01/03/02	REVISED LOT 42A AND LOT 67 BLOCK 12 TO STREET R.O.W.'S

ENGINEERING CONSULTANTS
1000 CENTRAL PARKWAY N., #100
SAN ANTONIO, TEXAS 78232
PHONE (512) 494-5511

BROWN ENGINEERING CO.

GREEN LAND VENTURES, LTD
THE VILLAGE GREEN
P.O.A.D.P.

SHEET NO. 1



- NOTES***
1. PROPOSED LAND USES AS FOLLOWS:
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143 ACRES

RECEIVED
01 AUG -1 PM 4:00
DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

GREEN LAND VENTURES, LTD
THE VILLAGE GREEN

P.O.A.D.P.

BROWN ENGINEERING CO.

ENGINEERING CONSULTANTS
1000 CENTRAL PARKWAY N., 8-100
SAN ANTONIO, TEXAS 78202
PHONE (210) 494-5511

SHEET NO. 1

OF 1

DATE: 06/06/01

JOB NO: 371-01/1-00

DWN. 362 IMP. C&K

App. _____

7/31/01 REVISED LOT LAYOUT FOR UNIT 3 AS REQUESTED BY DEVELOPER C&K

No. _____

1

REVISONS

210 31 Jul 2001

\\ccc\projects\1\0 Green\Mod4-1\1\loggreen3\Drawings\ p o a d p

CITY OF SAN ANTONIO
POADP APPLICATION

RECEIVED
01 AUG -1 PM 3: 59

The platting of property in two or more subdivision units requires the submission of a Preliminary Overall Development Plan, POADP. To be accepted for review a POADP shall comply with the provisions of ARTICLE II, Division 2 Preliminary Overall Development Plans of the San Antonio Unified Development Code and must be certified to contain the following:

Date Submitted: July 31, 2001 Name of POADP: The Village Green
Owners: Green Land Venteres, Ltd. Consulting Firm: Brown Engineering Co.
Address: 10999 IH 10 West, Ste. 257 Address: 1000 Central Parkway N., Suite 100
San Antonio, Texas 78230 San Antonio, Texas 78232
Phone: (210) 641-0577 Phone: (210) 494-5511
Existing zoning: N/A Proposed zoning: N/A
Texas State Plane Coordinates: X: 2,082,013 Y: 13,806,260

Site is over/within/includes: San Antonio City Limits? ☐ Yes ☒ No
Edwards Aquifer Recharge Zone: ☐ Yes ☒ No
Projected # of Phases: ☒ Yes ☐ No

Land area being platted:	Lots	Acres
Single Family (SF)	<u>165</u>	<u>143</u>
Multi-family (MF)	<u> </u>	<u> </u>
Commercial and non-residential	<u> </u>	<u> </u>

Is there a previous POADP for this Site? Name The Village Green No. 593

Is there a corresponding PUD for this site? Name The Village Green, P.U.D. No.

Plats associated with this POADP or site? Name The Village Green Unit 1
Planned Unit Development No. 970471
Name The Village Green Unit 2
Planned Unit Development No. 980301
Name The Village Green Subdivision
Unit 3, P.U.D. No.

Contact Person and authorized representative:

Print Name: Charles Grady Koehl, P.E. Signature: 

Date: July 31, 2001 Phone: (210) 494-5511 Fax: (210) 494-5519

RECEIVED
01 AUG -1 PM 3:59

DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

- ☒ name of the POADP and the subdivision;
- ☒ indication of development phases on the POADP;
- ☒ perimeter property lines of the POADP (in a line weight and character distinguishable from other lines);
- ☒ north arrow and scale of the map;
- ☒ proposed land use by location, type and acreage;
- ☒ delineation of the circulation system including all collectors, arterial, and local type "B" streets;
- ☒ contour lines at intervals no greater than ten (10) feet;
- ☒ legal recorded ownership of adjacent properties and if known proposed development of adjacent unimproved properties;
- ☒ existing adjacent or perimeter streets;
- ☒ one hundred year flood plain limits;
- ☒ location map indicating location and distance of the POADP to adjacent streets and at least two (2) major thoroughfares.
- ☒ a complete application and certification with six copies of the POADP map, all maps to be folded (accordion style & manageable size);
- ☒ POADP amendments or revisions must be graphically indicated and include a concise statement describing said amendment or revision on the POADP map;
- ☒ TIA requirements must be met prior to acceptance of a POADP, contact Amer Galani @ (210)207-2076;
- ☒ the POADP ☐ does ☒ does not abut State Highway Department facilities and one additional copy of the POADP plan has been submitted directly to TXDOT for their review. Contact Judy Friesenhahn @ (210) 615-5814;
- ☐ The POADP ☐ is ☒ is not located over the Edwards Aquifer recharge zone and one additional copy of the POADP has been submitted directly to the Aquifer Studies office of San Antonio Water Systems, contact Kirk Nixon (210) 704-7392;

I certify that the POADP application and accompanying maps are complete and that the conditions listed on this application have been met.

Certifying Representative:

Print Name: Charles Grady Koehl, P.E. Signature: 

If you have any questions please call Elizabeth Carol at 207-7900

APPLICATION REVISED MARCH 17, 1997

PAGE 2 OF 2



CITY OF SAN ANTONIO

January 9, 2002

Mr. Charles Grady Koehl, P.E.

Brown Engineers Co.
1000 Central Parkway North, suite 100
San Antonio, TX 78232

Re: Village Green (Amending)

POADP # 593-A

Dear Mr. Koehl:

The City Staff Development Review Committee has reviewed Village Green Master Development Plan M.D.P. (formally POADP) Preliminary Overall Area Development Plan # 593-A. Please find enclosed a signed copy for your files. Your plan was accepted, however, please note the following:

- In consideration of public safety and convenience, excessive grades by reason of topography should be avoided in street layouts and arrangements.
- Any access and R.O.W. issues along state facilities will need to be resolved with the Texas Department of Transportation (TXDOT). For information about these requirements you can contact TXDOT at 615-5814.
- This development will need to comply with tree preservation ordinance #85262. For information about these requirements you can contact Building Inspections at 207-7102.
- It will be expected that you will plat all of the property depicted in your Master Development Plan (M.D.P.) (formally POADP), to include: floodplains, drainage areas and open space.
- I would encourage you to work closely with the school district, so that they can plan accordingly.

Mr. Koehl
Page 2
January 9, 2002

Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. If the proposed development is not platted in phases this Master Development Plan M.D.P. (formally POADP) will be invalid.

All Platting will have to comply with the Unified Development Code, Master Plan and Major Thoroughfare Plan for the city of San Antonio.

If you have any questions regarding this matter, please contact Mr. Michael O. Herrera, at (210) 207-7873.

Sincerely,

A handwritten signature in black ink, appearing to read "Emil R. Moncivais".

Emil R. Moncivais AIA, AICP
Director, Planning Department

EM/MH. Jr.

cc: Bob Opitz, P. E., Chief Engineer Development Services
Richard De La Cruz, P.E. Senior Engineer Development Services



City of San Antonio
Planning Department
Master Development Plan Section
REQUEST FOR REVIEW

Date: 8-6-01

(Check One)

- | | |
|---|---|
| <input type="checkbox"/> Master Development Plan (MDP) (Formally POADP) | <input checked="" type="checkbox"/> P.U.D. Plan |
| <input type="checkbox"/> MDP/ P.U.D. Plan (combination) | <input type="checkbox"/> Mixed Used District (MXD) |
| <input type="checkbox"/> Master Plan Community District (MPCD) | <input type="checkbox"/> Military Airport Overlay Zone (MOAZ) |
| <input type="checkbox"/> Traditional Neighborhood Development (TND) | <input type="checkbox"/> Manufactured Home Park Plan (MHPP) |
| <input type="checkbox"/> Plat Certification Request | <input type="checkbox"/> Pedestrian Plan (PP) |

Project Name: VILLAGE GREEN (DRAINAGE) FILE # # 97-041-A
P.U.D. # 97-041

Major thoroughfare, Neighborhoods, Master Plan, Master Development Plan and Historic Preservation)

- To: ☐ Master Development Plan ☐ Street and Drainage
- ☐ Major Thoroughfare ☐ TIA
- ☐ Neighborhoods ☐ Zoning
- ☐ Historic ☐ Tree Preservation
- ☐ SAWS Aquifer ☐ Fire Protection
- ☐ Other: _____ ☐ Bexar County Public Works

Note: 15 copies (folded) with Request for Review forms (attached) for respective departments or agencies

City of San Antonio Planning Department use

FROM: Michael O. Herrera, Planner II

Date: 8-6-01

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. **If necessary, please circulate within your department.** Copy this review sheet as needed. Mark your comments here and be prepared to review at the next schedule meeting. Your written comments are strongly encouraged for documentation in the file.

This item is tentative scheduled for _____ before the (MDP) committee

June 28, 2001

Security enhanced document. See back for details.

2338

**GREEN/MARTINSON
LAND VENTURE, LTD**18949 REDLAND ROAD
SAN ANTONIO TX 78259

30-2425/1140



DATE 05.30.01

PAY
TO THE
ORDER OF

City of San Antonio

\$ 256.56

Two hundred fifty-six and 56/100 DOLLARS

Clear Lake

National Bank

150 N. Loop 1604 E. 210-496-6116
San Antonio, Texas 78232

MP

⑈002338⑈ ⑆14024257⑆

⑈0048777⑈

CITY OF SAN ANTONIO
POADP APPLICATION

RECEIVED

01 AUG -1 PM 3:59

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Phone: (210) 641-0577 Phone: (210) 494-5511
Existing zoning: N/A Proposed zoning: N/A
Texas State Plane Coordinates: X: 2,082,013 Y: 13,806,260

Site is over/within/includes: San Antonio City Limits? ☐ Yes ☒ No
Edwards Aquifer Recharge Zone: ☐ Yes ☒ No
Projected # of Phases: ☒ Yes ☐ No

Security enhanced document. See back for details.

GREEN LAND VENTURES, LTD 2-99 1380
PH. (210) 641-0577
10999 IH 10 WEST SUITE 257
SAN ANTONIO, TX 78230
35-1054/1130
648
DATE 7-26-01
PAY City of San Antonio DOLLARS \$ 257.50
TO THE ORDER OF
Two hundred fifty seven & 50/100
Dana Green MP
⑈001380⑈ ⑆113010547⑆ 39236966⑈

Contact Person and authorized representative:

Print Name: Charles Grady Koehl, P.E. Signature: [Signature]

Date: July 31, 2001 Phone: (210) 494-5511 Fax: (210) 494-5519



City of San Antonio
Planning Department
Master Development Plan Section
REQUEST FOR REVIEW

(Check One)

Date: 8-6-01

- | | |
|--|---|
| <input checked="" type="checkbox"/> Master Development Plan (MDP) (Formally POADP) | <input type="checkbox"/> P.U.D. Plan |
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Project Name: THE VILLAGE GREEN FILE # 593-A

Major thoroughfare, Neighborhoods, Master Plan, Master Development Plan and Historic Preservation)

- | | |
|--|---|
| To: <input type="checkbox"/> Master Development Plan | <input type="checkbox"/> Street and Drainage |
| <input type="checkbox"/> Major Thoroughfare | <input type="checkbox"/> TIA |
| <input type="checkbox"/> Neighborhoods | <input checked="" type="checkbox"/> Zoning |
| <input type="checkbox"/> Historic | <input type="checkbox"/> Tree Preservation |
| <input type="checkbox"/> SAWS Aquifer | <input type="checkbox"/> Fire Protection |
| <input type="checkbox"/> Other: _____ | <input type="checkbox"/> Bexar County Public Works |

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June 28, 2001

Outside S.A. City Limits

☒ I recommend approval ☐ I do not recommend approval

☐ I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments:

Signature

Title

Date _____

Please returned this form to Michael O. Herrera, Planner II by next scheduled meeting.

June 28, 2001



City of San Antonio
Planning Department
Master Development Plan Section
REQUEST FOR REVIEW

(Check One)

Date: 8-6-01

- ☒ Master Development Plan (MDP) (Formally POADP) ☐ P.U.D. Plan
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June 28, 2001

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☐ I do not recommend approval

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Comments:

Signature Title Date

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June 28, 2001



City of San Antonio
Planning Department
Master Development Plan Section
REQUEST FOR REVIEW

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Date: 8-6-01

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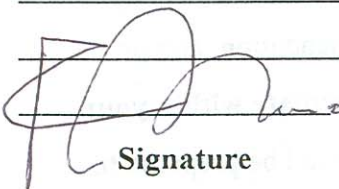
June 28, 2001

☒ I recommend approval

☐ I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: THERE ARE NO ROADWAYS, AS IDENTIFIED BY
THIS PROPOSE MDP, ON THE MTP.


Signature

Planner
Title

081861
Date

Please returned this form to Michael O. Herrera, Planner II by next scheduled meeting.

June 28, 2001



City of San Antonio
Planning Department
Master Development Plan Section
REQUEST FOR REVIEW

(Check One)

Date: 8-6-01

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Comments:

- ① Environmental, Soil classification and
excavation for each soils type Present.
- ② Letter from the water purveyor
Engineering
- ① Sight Distance problems
at Arbor village and Legacy woods,
tradition tpk and Lamp Lighter,
Legacy Woods and Colonial woods,
Liberty Park and woodland green.
- ② Colonial woods is it a cul-de-sac?
Reunion park. Do we have an island?
Woodland Green - Lot size problems 41, 2
need 1' non access @ Green Land Ventures
also angle of street center line.
- ③ Arbor woods between arbor village and colonial woods
compound curve?
- ④ will require a TIA.

Robert Lombardo Eng. Tech

Signature

Title

8/10/01

Date

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June 28, 2001



City of San Antonio
Planning Department
Master Development Plan Section
REQUEST FOR REVIEW

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June 28, 2001

BROWN ENGINEERING CO.

Engineering Consultants
1000 Central Parkway N., Suite 100
San Antonio, Texas 78232
Phone (210) 494-5511

TO: City Planning Dept.
114 W. Commerce
3rd Floor

ATTN: Michael Herrera

JOB #: 321-011-00

DATE: November 15, 2001

RE: The Village Green Subd.
P.O.A.D.P. #593-A

☐ U.S. MAIL

☐ OVERNIGHT DEL.

☐ PICK UP

☒ 1 HR. DELIVERY

☐ 2 HR. DELIVERY

☐ 4 HR. DELIVERY

COPIES	DESCRIPTION OF ITEMS TRANSMITTED
15	Revised P.O.A.D.P. Plan for Distribution **
15	Original P.O.A.D.P. Plan as Approved dated 11/07/97

THESE ARE TRANSMITTED AS CHECKED BELOW:

☐ FOR APPROVAL

☐ FOR YOUR USE

☐ FOR PLAT NUMBER

☒ FOR REVIEW & COMMENT

☐ AS REQUESTED

☐

REMARKS:

**** Please note that the revisions were made to Unit 3 only.**

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING
NOV 15 AM 10:17

COPY TO: _____

SIGNED: Yvonne M. Alva

BROWN ENGINEERING CO.

Engineering Consultants
1000 Central Parkway N., Suite 100
San Antonio, Texas 78232
Phone (210) 494-5511

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING

02 JAN -4 PM 1:33

TO: City Planning Dept.
114 W. Commerce
3rd Floor

ATTN: Michael Herrera

JOB #: 321-011-00

DATE: January 4, 2002

RE: The Village Green Subd.
P.O.A.D.P. #593-A

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☐ OVERNIGHT DEL.

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☒ 1 HR. DELIVERY

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☐ FOR REVIEW & COMMENT

☐ AS REQUESTED

☐ _____

REMARKS:

Revised Ingress / Egress Easement to Street Right-of-Way

COPY TO: _____

SIGNED: Yvonne M. Alva

